

# \$985,000 - 50, 721022 Range Road 54, Rural Grande Prairie No. 1, County of

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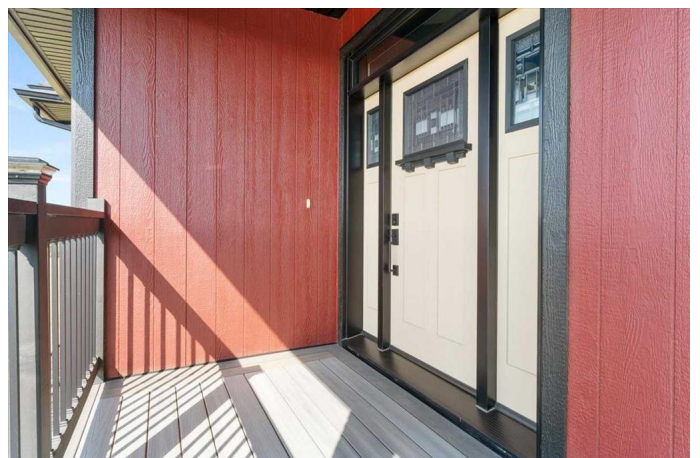
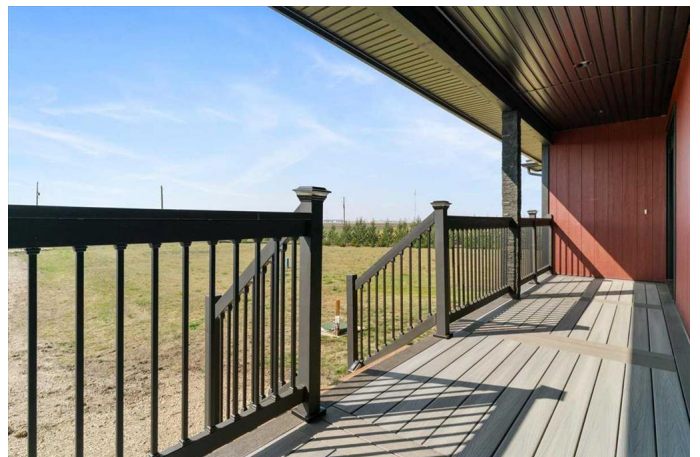
MLS® #A2255013

**\$985,000**

5 Bedroom, 3.00 Bathroom, 1,850 sqft  
Residential on 2.58 Acres

Goldenrod Estates, Rural Grande Prairie No. 1, County of, Alberta

This stunning 1,850 sq. ft. fully developed bungalow in sought after Goldenrod Estates combines elegance, comfort, and thoughtful design throughout. Featuring 5 bedrooms and 4 bathrooms, this home offers plenty of space for family living and entertaining. The main floor boasts vaulted ceilings, a custom kitchen with rich cabinetry, granite countertops, a large island with seating, main floor laundry, and a cozy HearthStone soapstone wood-burning stove. The living and dining rooms are enhanced with surround sound, perfect for hosting or relaxing evenings. The luxurious primary suite includes a walk-in closet and a 5-piece ensuite. Each additional bedroom is complete with closet organizer systems, the downstairs bedrooms both have walk in closet. The fully finished basement provides 2 bedrooms, a bathroom, abundant storage, and a ceiling insulated with Roxul Safe and Sound for peace and quiet. Comfort is prioritized with in-floor heating in the basement, air conditioning, triple-pane windows, reverse osmosis drinking water system and an ICF foundation with Silverboard rigid exterior insulation. The heated triple-car garage is a true showstopperâ€”featuring in-floor heating, a full bathroom, and a convenient dog shower. Outdoors, enjoy composite decking, a fenced dog run with gate access to the yard, and a fully insulated and wired 12x12 shed. With 300



trees planted, outside RV plug-in, and durable 40-year shingles designed for high wind and impact resistance, this property is as practical as it is beautiful. Additional features include roller shades and blinds throughout, plus the peace of mind of a 10-year new home warranty valid until 2031. Book your showing today!

Built in 2019

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2255013                         |
| Price          | \$985,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,850                            |
| Acres          | 2.58                             |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 50, 721022 Range Road 54              |
| Subdivision | Goldenrod Estates                     |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4G8                               |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### **Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Tankless Hot Water, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer |
| Heating         | In Floor                                                                                               |
| Cooling         | Central Air                                                                                            |
| Fireplace       | Yes                                                                                                    |
| # of Fireplaces | 1                                                                                                      |
| Fireplaces      | Wood Burning Stove                                                                                     |
| Has Basement    | Yes                                                                                                    |
| Basement        | Finished, Full                                                                                         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Dog Run         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | ICF Block       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 12                  |
| Zoning         | CR-5                |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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